LOTS 137-144(EX DOT R/W),LOTS
146-206,208-299,303-309,
314-320,324-328,333-335,580-

PICKETT LORRAINE B TRUST/PICKETT LORRAINE B TRUSTE
34172 PICKETT FAMILY COURT
CALLAHAN, FL 32011

2023

14-1N-24-2180-0152-0000

BUILDING CHARACTERISTICS

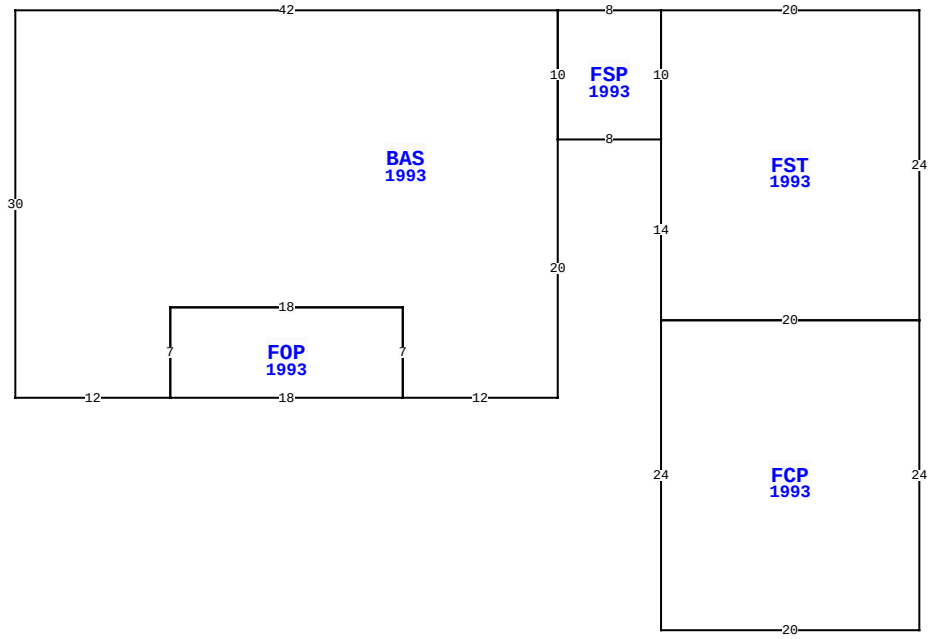
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		0 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,134	100	1,134	69,452
FCP	480	25	120	7,350
FOP	126	30	38	2,327
FSP	80	40	32	1,960
FST	480	55	264	16,168
TOTALS	2,300		1,588	97,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,588	98.0000	88.44	140,443	1960	1965	0	0	0	30.75	69.25

1 SINGLE FAM – 100% - 0 Heated Area: 1134 HX Base Yr



34172 PICKETT FAMILY CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		97,257
TOTAL MARKET OB/XF VALUE		30,948
TOTAL LAND VALUE - MARKET		395,250
TOTAL MARKET VALUE		219,612
SOH/AGL Deduction		90,032
ASSESSED VALUE		129,580
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		74,580
TOTAL JUST VALUE		523,455
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1703175	REPAIR/RRF	20,880	05/19/2017
B941317	ADDITION	1,275	10/01/1994
MH94429	MH MOVE-ON	31,900	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1545/1828	1/09/2008	WD	U	I	01	100
GRANTOR: JONES PATRICIA P						
GRANTEE: PICKETT LORRAINE B						
1545/1826	1/09/2008	WD	U	I	01	100
GRANTOR: JONES MARVIN E JR & L						
GRANTEE: PICKETT LORRAINE B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 S30 E12 FOP=[YR=1993] E18 N7 W18S7$ N7 E18 S7 E12 N20 FSP=[YR=1993] E8 FST=[YR=1993] S14 FCP=[YR=1993] S24 E20 N24W20$ E20 N24 W20 S10 $ N10 W8S10$ N10$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0940	SHEDS/PORT	0	100	0	0	24.00	SF	30.00	30.00	100	1980	1980	3	20	144	
2	0940	SHEDS/PORT	0	100	0	0	120.00	SF	30.00	30.00	100	1980	1980	3	20	720	
3	0200	BARN WD 0-	0	100	0	0	1,634.00	SF	20.00	20.00	100	1980	1980	3	20	6,536	
4	0756	FEP	0	100	0	0	494.00	SF	27.00	27.00	100	1980	1980	3	20	2,668	
6	0861	POOL GUNIT	0	100	0	0	432.00	SF	85.00	85.00	100	1980	1980	3	20	7,344	
7	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000	
8	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000	
9	0351	CARPORT MT	0	100	32	20	640.00	SF	10.00	10.00	100	2004	2004	3	24	1,536	

LAND DESCRIPTION

TOTAL OB/XF 30,948

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	RURAL HOME	100	0004	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							
2	005600	A	TIMBER 3 SI	0			0.00	0.00	3.86	AC		1.00	1.00	1.00	410.00	410.00	1,583							
3	005970	A	AGRI-POND	0			0.00	0.00	3.40	AC		1.00	1.00	1.00	70.00	70.00	238							
4	006000	A	PAST1/HAY	0			0.00	0.00	67.24	AC		1.00	1.00	1.00	440.00	440.00	29,586							
5	009910	M	MKT.VAL.AG	0			0.00	0.00	74.50	AC		1.00	1.00	1.00	4,500.00	4,500.00	335,250							

REVIEW DATE 08/10/2017 BY TWX Total Acres: 76.50 Total Land Value: 91,407 Market: 335,250 Agricultural: 31,407 Common: 60,000 PRINTED 08/02/2023 BY SYS